# Charming, Furnished And Renovated Duplex Apartment In The Centre Of The Village, With 60 M2 Of Living Space And Courtyard.

## Emlakçı Bilgisi

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|---|---|
| İsim: | Freddy Rueda |
| Şirket Adı: | Freddy Rueda Sarl |
| Ülke: | France |
| Experience since: | |
| Hizmet tipi: | Selling a Property |
| Specialties: | |
| Property Type: | Apartments, Houses |
| Telefon: | +33 (467) 363-428 |
| Languages: | English, French |
| Web sitesi: | https://realestateoccitanie.com |

## İlan Detayları

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| Için mülk: | Satılık |
| Fiyat: | EUR 110,000 |

### Konum

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| Ülke: | France |
| Eyalet/Bölge/ Şehir: | Occitanie |
| Posta kodu: | 34480 |
| Yayınlandı: | 02.03.2026 |

Açıklama:

Village with shops, restaurants, grocery, pizzeria, bakery, 20 minutes from Beziers, 25 minutes from the beaches and 10 minutes from the river Orb.

Charming, renovated and furnished duplex apartment with character and original features, conveniently located in the centre of the village on the ground floor and the first floor of an old maison de maitre, offering 60 m2 of living space including 2 bedrooms, a mezzanine/3rd bedroom and a 8.5 m2 courtyard. Bright and comfortable with lots of character. Sold furnished.
Ideal home, holiday home or buy to rent/airbnb.

Ground = 11.5 m2 fitted kitchen (wall and floor units,electric oven with hob, new fridge/freezer, new tumble dryer,washing machine and microwave ) with direct access to private 8.5 m2 courtyard with furniture and barbeque.

1st=Access via a 9.8 m2 mezzanine/3rd bedroom with double sofa bed and dresser + a 9.2 m2 fully furnished living room with double French doors onto balcony with recently renovated wooden shutters + a 1.8 m2 hall with walk in storage room + a 3.8 m2 shower room (wc, walk in shower, washbasin and

cupboard) + a 9.8 m2 bedroom with double bed, wardrobe, dresser and French doors onto balcony with recently renovated shutters + a 9 m2 bedroom with double bed and dresser.

Miscellaneous = Electric heating + double glazing + property tax of 480 Euros + estimated amount of annual energy consumption for standard use: between 1601 Euros and 2167 Euros per year. Average energy prices indexed on 2021, 2022 and 2023 (including subscriptions ) + it may be possible to rent the flat out for 620 Euros, which would correspond to a rental income of 6% + water on a sub-metre + co-ownership insurance for the building of 200 Euros + voluntary trustee (no charges) + electricity on an independent meter + roof in good condition + there is also a possibility of purchasing a stone garage for an additional 25.000 Euros, located less than 100 m from the property.

Price = 110.000 Euros (Very pretty and ideally located in the centre of this desirable village !)

The prices are inclusive of agents fees (paid by the vendors). The notaire's fees have to be paid on top at the actual official rate. Information on the risks to which this property is exposed is available on the Geo-risks website: georisques. gouv. fr

Property Id : 80652
Property Size: 60 m2
Bedrooms: 3
Bathrooms: 1
Reference: ST125000EBE

**Other Features**
Courtyard
Immediately Habitable
Latest properties
Outside space
Rental Potential

| | |
|---|---|
| Durum: | Good |

## Genel Bilgiler

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|---|---|
| Yatak odası: | 3 |
| Banyo: | 1 |
| Bitmiş metrekare: | 60 m2 |

## Room details

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|---|---|
| Indoor Features: | Fitted kitchen |

## Utility details

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|---|---|
| Heating: | Evet |

## Rental details

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|---|---|
| Furnished: | Evet |

## Lease terms

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|---|---|
| Date Available: | |

## Contact information

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| IMLIX ID: | IX8.229.799 |